

WARRANTY DEED

Know all Men by these Presents,

39-0-22
 39-0-23
 39-0-24
 37-131

That I, Robert C.G. Hottentot of Oakland, County of Kennebec and State of Maine

in consideration of one (\$1.00) dollar and other valuable consideration,

17771

paid by Kennedy Memorial Realty Partnership, a Maine general partnership with a place of business in the City of Waterville, County and state aforesaid,

whose mailing address is Kennedy Memorial Drive, Waterville, Maine 04901

TRANSFER
 TAX
 PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Kennedy Memorial Realty Partnership

its successors and assigns forever,

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Being Lots 7 through 13 as delineated on Plan of Nelson Heights dated August 23, 1920 and recorded in the Kennebec County Registry of Deeds in Plan Book 7, Pages 34 and 35, to which Plan reference is made.

Meaning and intending to convey a parcel of land described as Lot #22 on City of Waterville Tax Map #39.

Being the same premises conveyed by John Gersbach and Mary Baldic Gersbach to the Grantor herein by deed dated December 26, 1985, recorded in Kennebec County Registry of Deeds in Book 2900, Page 61.

Also conveying any and all right title and interest which I may have in and to that portion of Ridgewood Avenue adjacent to the above described premises.

Also conveying A certain lot or parcel of land, with the buildings thereon, situated in said Waterville, and bounded and described as follows, to wit: Being Lots Numbered One (1) Two (2) and Three (3) on a Plan of Nelson Heights made by Ernest W. Branch, C.E. dated August 23, 1920 and recorded in Kennebec Registry of Deeds; Lots Numbered One (1) and Two (2) measuring thirty (30) feet by one hundred (100) feet each, and Lot Numbered Three (3) measuring forty (40) feet by one hundred (100) feet. This conveyance is made, however, on the express condition that no house or other buildings shall be erected on said lots to cost less than fifteen hundred (\$1,500) dollars, except that after said house and other buildings have been erected, such out buildings as may be desirable may then be constructed and the said grantor does not hold himself liable for the enforcement of said restrictions.

Also Lots Numbered Four (4), Five (5) and Six (6) on a Plan of Nelson Heights, formerly the Nelson Farm in said Waterville, according to a plan made and drawn by Ernest W. Branch, C.E. August 23, 1920, and filed with the Kennebec Registry of Deeds, August 30, 1920. Said lots being bounded and described as follows: On the north by Lots One (1) and Two (2) and Three (3); on the east by Ridgewood Avenue; on the south by Lots numbered seven (7), and on the west by land now or formerly of A.F. Hutchinson, the line being the boundary line of said plan of Nelson Heights as drawn by said Branch, C.E. Said grantees hereby covenant with the grantor not to build any huts or shanties on said premises but said grantor does not hold himself liable for the enforcement of the said covenants.

Excepting and reserving a strip of land taken by the State of Maine for the new highway in 1960, recorded in Kennebec Registry of Deeds in Book 1193, Page 469.

Being the same premises conveyed by Harold L. Albright to the Grantor herein by deed dated December 31, 1985 recorded in Kennebec County Registry of Deeds in Book 2900, Page 63.

Also conveying any and all right, title and interest which I may have in and to that portion of Ridgewood Avenue adjacent to the above described premises.

Excepting and reserving to Harold L. Albright the right to occupy the above described premises for a period of nine months from December 31, 1985.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Kennedy Memorial Realty Partnership, its Successors** ~~XXXX~~ and assigns, to **its** and their use and behoof forever.

And I do **covenant** with the said Grantee, **its** ~~XXXX~~ and assigns, successors that I am lawfully seized in fee of the premises, that they are free of all encumbrances that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my ~~XXXX~~ successors shall and will **warrant and defend** the same to the said Grantee, **its** ~~XXXX~~ and assigns forever, against the lawful claims and demands of all persons. successors

In Witness Whereof, I , the said

Robert C.G. Hottentot

and

Theodora Hottentot

~~husband/wife~~ of the said Robert C. G. Hottentot

joining in this deed as Grantor , and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand s and seal s this *Thirteenth* day of the month of August , A.D. 1986 .

Signed, Sealed and Delivered

in presence of

G. B. Burroughs
.....
.....
.....
.....

R. C. G. Hottentot
.....
Theodora Hottentot
.....
.....
.....

State of Maine, County of Kennebec ss.

August 13, 1986 .

Then personally appeared the above named Robert C.G. Hottenton

and acknowledged the foregoing instrument to be *his* free act and deed.

Before me,

Gerald G. Burroughs
.....
Notary Public
Attorney at Law

Printed Name, *Gerald G. Burroughs*

RECEIVED KENNEBEC SS.
1986 AUG 14 AM 10:51
RECORDED FROM ORIGINAL